

# THE REAL ESTATE MARKET

THEIR BIG SALES REPORTED LAST WEEK.

There was, however, a good feeling in the market for high price business. The main point of difference lay in the absence of six and seven figure transactions from the brokers' reports.

However, judging from the recent experience in the brokerage branch of the market, this condition may be looked upon as temporary and attracts attention because of the fact that the market is unusually active in the dealing at private sale.

Many good judges of real estate conditions believe that dealing in high price real estate will continue to be disproportionately large compared with the buying of small investment holdings and private residences.

This prediction is based on the theory that the surplus capital at the disposal of middle class investors in fairly prosperous times for investment in dwellings, and small business premises has not been accumulated in sufficient amount to be influential in creating an active market for the same.

It is all, however, in a position to take advantage of prevailing conditions and is encouraged to buy in advance of a rising market.

This, at any rate, seems to be the only explanation of a rather unusual situation in the real estate field, where the striking features are the purchasing of expensive sites, building projects of a most costly kind, and leasing for long terms at high rentals.

Considerable discussion was started by the real estate interests this week by the Controller's suggestion that the time for collection of taxes be advanced four months and the taxes be collected semi-annually instead of annually.

The Controller's plan, which he expects to present in the form of a bill to the present Legislature, contemplates a tax levy, payment of the first half to be due on May 1, and the second half on November 1, with a similar penalty on the latter.

No all brokers favor the proposed change, believing that it would interfere with selling. If, however, it is adopted, they will have to pay the first half of the tax on May 1, and the second half on November 1, with a similar penalty on the latter.

Every one knows that the problem of taxation in Europe is a serious one. In the matter of taxes, however, the Controller's plan is a step in the right direction.

At the same time on the larger properties, a marked difference between the rates of the land and the taxes, which have most interest to a real estate dealer at the present time. The tenant who takes a lease of a flat and pays the taxes, the only reason being that the taxes are so high.

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Keep within the limits of the field of conservative investment, where you can get

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WRITE FOR BOOKLET "A SAFEGUARDED INVESTMENT."

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## CITY REAL ESTATE. CITY REAL ESTATE.

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